PREPARED BY:
Battleground Title & Escrow, LLC
144 Southeast Parkway Ste 166
Franklin, TN 37064
File No.: 2015-0088

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $488,200.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st of February, 2016

NOTARY PUBLIC

My commission expires: 5-6-19

THIS INSTRUMENT PREPARED BY:
Battleground Title & Escrow, LLC 144 Southeast Parkway Suite 166, Franklin, TN 37064

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Peterson Benson 4707B Dakota Avenue Nashville, TN 37209	New owner	103.03-05-002.00CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Eight Eight Thousand Two Hundred and 00/100 Dollars ($488,200.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LEGACY HOMES OF TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto **Linda Peterson Benson,** Unmarried hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 608, Block 29, Charlotte Park's First Addition to Nashville, as shown on plat if record in Plat Book 57, page 103, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Legacy Homes of TN, LLC by Warranty Deed from Billy Keith Perryman, recorded October 2, 2014 in Instrument Number 20141002-0091071, in the Register's Office for Davison County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160009620 DEEDWARR
Recvd: 02/04/16 11:02 2 pgs
Fees:13.00 Taxes:1806.34
20160204-0010884

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, as of the 1st of February, 2016.

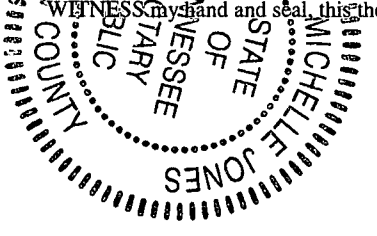
Legacy Homes of TN, LLC

BY: _____
James C. D. Franks, Jr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared James C.D. Franks, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member (or other officer authorized to execute the instrument) of Legacy Homes of TN, LLC, A Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member.

WITNESS my hand and seal, this the 1st of February, 2016.



Notary Public

My commission expires: 1/27/17